

SDE

San Dieguito Engineering, Inc.
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February 29, 2012

Monica Bilodeau

County of San Diego

Department of Planning and Land Use

5201 Ruffin Road, Suite B, 92123

CIVIL ENGINEERING

Engineering Studies

Site Development

Grading Plans

Improvement Plans

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Stormwater SWMP/SWPPP

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Forensic Engineering

Subsurface Utility Engineering

LAND SURVEYING

Property Surveys

Topographical Surveys

Construction Staking

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Subdivision Maps

Easements

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Photogrammetric Surveys

ALTA Surveys

LAND PLANNING

Pre-Acquisition Analysis

Land Use Consultation

Environmental Analysis

Government Relations

Land Division

Tentative Maps

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Specific Plans

Rezoning

Variances

Administrative Permits

Annexations

Boundary Adjustments

Subject: Former TM 5254 and current TPM 21193 and BA12-0009

The project proposes a Minor Subdivision (4 parcels and a remainder) and a Boundary Adjustment (4 parcels) to be filed concurrently on the subject property to the north of the Minor Subdivision and under the same ownership. The attached study reviews both proposals. Originally the proposed project was submitted as TM 5254. This TM was withdrawn and a new application for TPM 21193 and BA 12-0009 was submitted for review and processing by the County of San Diego.

Boundary Adjustment (BA 12-0009) reconfigures four existing parcels created per TPM14192 into 42.83, 46.75, 30.90 acres and the southern parcel is 110.03 acres. TPM 21193 proposes 4 parcels and a remainder on the southern parcel. APN 102-102-07 was included in the boundary of TM 5254 but it has been removed from the current proposal.

The pad locations and environmental impact review analyzed in this report for TM 5254 has not significantly changed with this new application.

Sincerely,



Ivan R. Fox PE

SDC DPLU RCVD 03-01-12

TPM21193

BOUNDARY ADJUSTMENT PLAT

PARCEL "A"

APN'S: 102-102-08, 09, 10, 11 &
102-084-14, 16

ZONING: A70

MINIMUM PARCEL SIZE PER ZONING: 8.0 AC.

NET ACREAGE: 40.97

LEGAL DESCRIPTION: POR OF SW 1/4 OF
SECTION 1, AND THE SE 1/4 OF SECTION 2,
T9S, RANGE 4W, SBM

PARCEL "B"

APN'S: 102-102-08, 09, 10, 11 &
102-084-14, 15, 16

ZONING: A70

MINIMUM PARCEL SIZE PER ZONING: 8.0 AC.

NET ACREAGE: 44.83

LEGAL DESCRIPTION: POR OF SW 1/4 OF
SECTION 1, AND THE SE 1/4 OF SECTION 2,
T9S, RANGE 4W, SBM

PARCEL "C"

APN'S: 102-102-09, 10

ZONING: A70

MINIMUM PARCEL SIZE PER ZONING: 8.0 AC.

NET ACREAGE: 30.55

LEGAL DESCRIPTION: POR OF SW 1/4 OF
SECTION 1, AND THE SE 1/4 OF SECTION 2,
T9S, RANGE 4W, SBM

PARCEL "D"

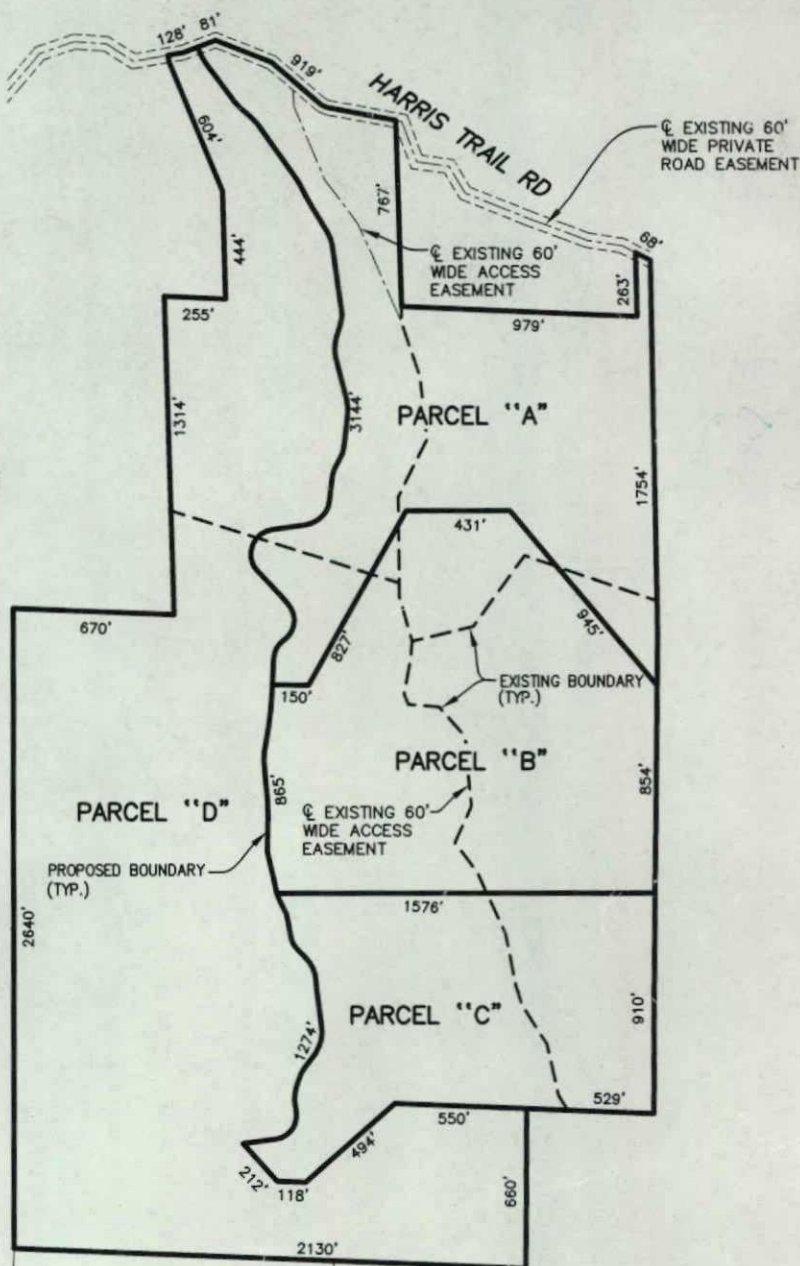
APN'S: 102-102-09, 10, 11 &
102-084-16

ZONING: A70

MINIMUM PARCEL SIZE PER ZONING: 8.0 AC.

NET ACREAGE: 107.40

LEGAL DESCRIPTION: POR OF SW 1/4 OF
SECTION 1, AND THE SE 1/4 OF SECTION 2,
T9S, RANGE 4W, SBM



SCALE: 1 IN = 800 FT.

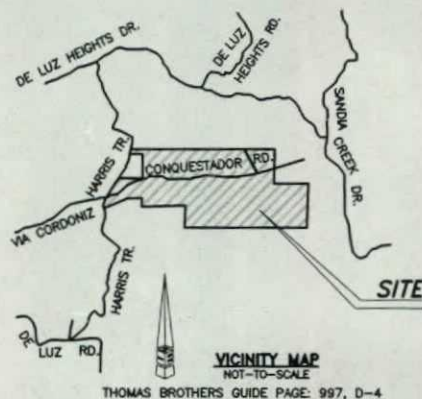
HEALTH DEPARTMENT CERTIFICATION (if required)

PROPOSED BOUNDARY: ———
EXISTING BOUNDARY: - - -

OPTIONAL USE AREA: Vicinity map, Details, License Seal Stamp, etc.

CHECKLIST

Fill in all items above.
Vicinity map/engr. scale
Legal description (abbrev)
Label "Parcel A", etc.
Assessors Parcel No.
Label Existing Line
Label Proposed line
All owners must sign
Sign as Trustees if Trust
Parcel(s) net area only
Parcel(s) dimensions
Existing structures
Structure setback*
*(if less than 100')
Structure(s) Use
Street name & width
dedicated Open space
No utility easements
No bearings/curve data



PARCELS A, B, C, & D OWNER:

CHANDLER FAMILY INVESTMENTS, L. P., A CALIFORNIA LIMITED PARTNERSHIP

ADDRESS: PO BOX 1315

CITY: RANCHO SANTA FE STATE: CA ZIP: 92067

PHONE: (858) 756-8390

THIS PLAT WAS PREPARED WITH MY/
OUR KNOWLEDGE AND CONSENT:

Anne Charlotte Chandler
(SIGN HERE)

MAP PREPARED BY: SAN DIEGUITO ENGINEERING, INC.

Andrew G. Karydes 2/6/2012
ANDREW G. KARYDES, PLS (SIGN HERE)

ADDRESS: 4407 MANCHESTER AVE., STE.105

CITY: ENCINITAS STATE: CA ZIP: 92024

PHONE: (760)753-5525



DATE FILED
REC'D BY

2/19/12
J. Roberts

PRELIMINARY ACTION DATE:
SIGNED BY:

FINAL ACTION DATE:
SIGNED BY:

PLAT
NO.

BE 12-0009